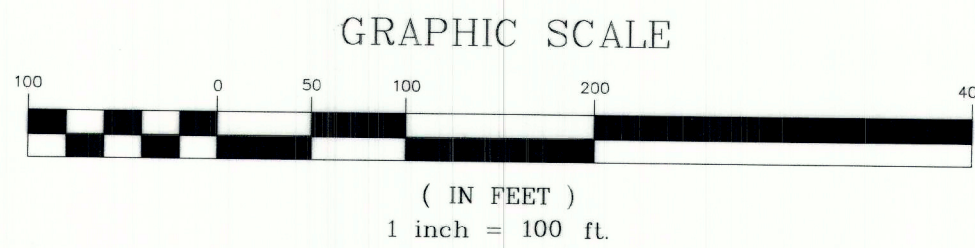


# AJ Rounds Lot Split Survey

Located in Block 14, Extension of Plat A, Roosevelt City Survey  
Section 22, T. 2 S., R. 1 W., U.S.B. & M.  
Roosevelt City, Duchesne County, Utah  
2019

**LEGEND**

- SURVEYED BOUNDARY LINE
- SECTION LINE
- CITY BLOCK LINE (ORIGINAL LOCATIONS)
- ROAD CENTERLINE (ORIGINAL PLATS)
- LOT LINE
- EXISTING CONCRETE (AS NOTED)
- EXISTING FENCE
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- SET REBAR WITH PLASTIC CAP
- STAMPED JONES & DEMILLE ENG.
- UNLESS OTHERWISE NOTED
- FOUND SURVEY MONUMENT
- AS NOTED
- FOUND SECTION CORNER
- AS NOTED
- FOUND QUARTER SECTION
- CORNER AS NOTED



## DEED DESCRIPTION

TAX PARCEL NUMBER 00-0001-4047 (R-0111)  
FOUND ON A WARRANTY DEED ON RECORD AT THE DUCHESNE COUNTY RECORDERS OFFICE AS ENTRY NUMBER 305762, BOOK A-249 PAGE 528.

LOTS 9, 10, 11 AND 12, BLOCK 14, EXTENSION OF PLAT "A", ROOSEVELT CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE OFFICE OF THE RECORDER, DUCHESNE COUNTY, UTAH.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THERETO BELONGING, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY, EXCEPTING THEREFROM ALL OIL, GAS, AND MINERAL RIGHTS.

## DESCRIPTION FOR SURVEYED PARCEL 1 (NORTH PARCEL)

LOTS 11 AND 12, BLOCK 14, EXTENSION OF PLAT "A", ROOSEVELT CITY SURVEY

CONTAINING 15000.00 SQ. FEET OR 0.344 ACRE.

SUBJECT TO A SANITARY SEWER LINE EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°56'33"E ALONG THE SOUTH LINE OF LOT 11, BLOCK 14, EXTENSION OF PLAT "A", ROOSEVELT CITY SURVEY, 23.65 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N31°10'44"W 20.85 FEET; THENCE N18°27'39"W 40.39 FEET TO THE WEST LINE OF SAID LOT 11; THENCE N00°04'03"E ALONG THE WEST LINE OF SAID LOT 11, 27.42 FEET; THENCE S21°17'10"E 26.09 FEET; THENCE S18°27'39"E 39.22 FEET; THENCE S31°10'44"E 19.64 FEET; THENCE S41°45'04"E 7.06 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE N89°56'33"W ALONG THE SOUTH LINE OF SAID LOT 11, 13.21 FEET TO THE POINT OF BEGINNING.

ALSO SUBJECT TO A SHARED EASEMENT FOR A PARKING LOT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 14, EXTENSION OF PLAT "A", ROOSEVELT CITY SURVEY; THENCE N00°04'03"E ALONG THE WEST LINE OF SAID LOT 11, 12.23 FEET; THENCE N89°21'43"E 26.56 FEET; THENCE N00°12'09"E 20.26 FEET; THENCE N89°38'39"E 88.93 FEET; THENCE S00°23'51"E 33.45 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE S21°17'10"E 26.09 FEET; THENCE S18°27'39"E 39.22 FEET; THENCE S31°10'44"E 19.64 FEET; THENCE S41°45'04"E 7.06 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE N89°56'33"W ALONG THE SOUTH LINE OF SAID LOT 11, 13.21 FEET TO THE POINT OF BEGINNING.

## DESCRIPTION FOR SURVEYED PARCEL 2 (SOUTH PARCEL)

LOTS 9 AND 10, BLOCK 14, EXTENSION OF PLAT "A", ROOSEVELT CITY SURVEY

CONTAINING 15000.00 SQ. FEET OR 0.344 ACRE.

TOGETHER WITH A SANITARY SEWER LINE EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°56'33"E ALONG THE SOUTH LINE OF LOT 11, BLOCK 14, EXTENSION OF PLAT "A", ROOSEVELT CITY SURVEY, 23.65 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N31°10'44"W 20.85 FEET; THENCE N18°27'39"W 40.39 FEET TO THE WEST LINE OF SAID LOT 11; THENCE N00°04'03"E ALONG THE WEST LINE OF SAID LOT 11, 27.42 FEET; THENCE S21°17'10"E 26.09 FEET; THENCE S18°27'39"E 39.22 FEET; THENCE S31°10'44"E 19.64 FEET; THENCE S41°45'04"E 7.06 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE N89°56'33"W ALONG THE SOUTH LINE OF SAID LOT 11, 13.21 FEET TO THE POINT OF BEGINNING.

ALSO SUBJECT TO A SHARED EASEMENT FOR A PARKING LOT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

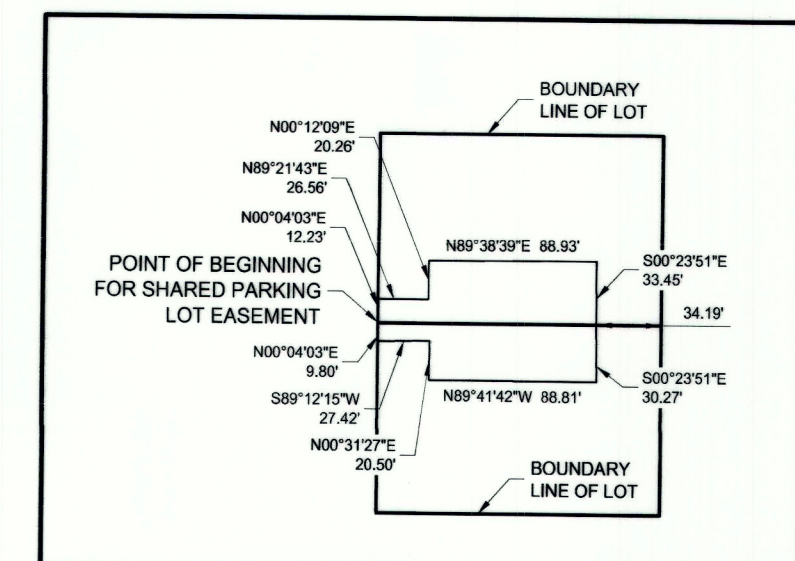
BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 14, EXTENSION OF PLAT "A", ROOSEVELT CITY SURVEY; THENCE N00°04'03"E ALONG THE WEST LINE OF SAID LOT 11, 12.23 FEET; THENCE N89°21'43"E 26.56 FEET; THENCE N00°12'09"E 20.26 FEET; THENCE N89°38'39"E 88.93 FEET; THENCE S00°23'51"E 33.45 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE S21°17'10"E 26.09 FEET; THENCE S18°27'39"E 39.22 FEET; THENCE S31°10'44"E 19.64 FEET; THENCE S41°45'04"E 7.06 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE N89°56'33"W ALONG THE SOUTH LINE OF SAID LOT 11, 13.21 FEET TO THE POINT OF BEGINNING.

## DESCRIPTION FOR A SHARED EASEMENT FOR THE PARKING LOT

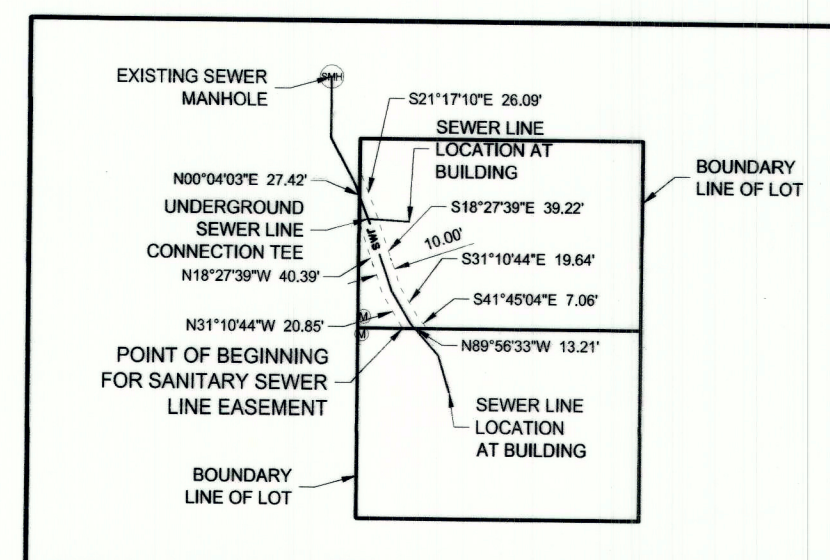
BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 14, EXTENSION OF PLAT "A", ROOSEVELT CITY SURVEY; THENCE N00°04'03"E ALONG THE WEST LINE OF SAID LOT 11, 12.23 FEET; THENCE N89°21'43"E 26.56 FEET; THENCE N00°12'09"E 20.26 FEET; THENCE N89°38'39"E 88.93 FEET; THENCE S00°23'51"E 33.45 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE S21°17'10"E 26.09 FEET; THENCE S18°27'39"E 39.22 FEET; THENCE S31°10'44"E 19.64 FEET; THENCE S41°45'04"E 7.06 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE N89°56'33"W ALONG THE SOUTH LINE OF SAID LOT 11, 13.21 FEET TO THE POINT OF BEGINNING.

## DESCRIPTION FOR A SANITARY SEWER LINE EASEMENT

BEGINNING AT A POINT LOCATED S89°56'33"E ALONG THE SOUTH LINE OF LOT 11, BLOCK 14, EXTENSION OF PLAT "A", ROOSEVELT CITY SURVEY, 23.65 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N31°10'44"W 20.85 FEET; THENCE N18°27'39"W 40.39 FEET TO THE WEST LINE OF SAID LOT 11; THENCE N00°04'03"E ALONG THE WEST LINE OF SAID LOT 11, 27.42 FEET; THENCE S21°17'10"E 26.09 FEET; THENCE S18°27'39"E 39.22 FEET; THENCE S31°10'44"E 19.64 FEET; THENCE S41°45'04"E 7.06 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE N89°56'33"W ALONG THE SOUTH LINE OF SAID LOT 11, 13.21 FEET TO THE POINT OF BEGINNING.



VIEW OF THE SHARED EASEMENT FOR THE PARKING LOT



VIEW OF THE 10' WIDE SANITARY SEWER LINE EASEMENT

## SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



## OWNER'S CERTIFICATE

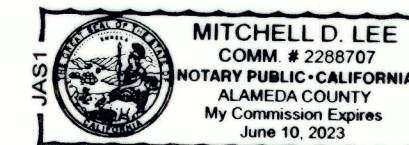
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED PARCEL OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED, TO BE IN COMPLIANCE WITH THE ROOSEVELT CITY SUBDIVISION ORDINANCE FOR THE PURPOSES OF LAND CONVEYANCE AND TRANSFER OF OWNERSHIP.

George Perko  
AS CO-TRUSTEE OF THE PERKO / STANLEY LIVING TRUST

Phillip V. Stanley  
AS CO-TRUSTEE OF THE PERKO / STANLEY LIVING TRUST

## ACKNOWLEDGMENT

STATE OF Utah } s.s. 22nd 2019  
COUNTY OF Alameda



ON THE 22nd DAY OF Sept, A.D. 2019, PERSONALLY APPEARED BEFORE ME, GEORGE PERKO AND PHILLIP V. STANLEY, AS CO-TRUSTEES OF THE PERKO / STANLEY LIVING TRUST, THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Sept 10 2019  
MY COMMISSION EXPIRES

Mitchell D. Lee  
NOTARY PUBLIC

## NARRATIVE / NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO PERFORM A LOT SPLIT SURVEY ON THE PARCEL OF 00-0001-4047 TO CREATE TWO PARCELS WITH A APARTMENT BUILDING BEING LOCATED ON EACH LOT, CREATE A SHARED PARKING LOT EASEMENT, TO CREATE AN SEWER LINE EASEMENT, AND TO STAKE CERTAIN CORNERS OF THE HEREON DESCRIBED PARCELS OF LAND.  
2. BASIS OF BEARINGS USED WAS S00°04'03"W BETWEEN NORTH-WEST CORNER OF SECTION 22, T. 2 S., R. 1 W., U.S.B. & M. AND THE ROOSEVELT CENTERLINE MONUMENT LOCATED NEAR THE WEST QUARTER CORNER OF SAID SECTION 22.  
3. THE FOLLOWING SURVEY PLATS WERE USED TO HELP ESTABLISH THE CORNERS OF BLOCK 14, EXTENSION OF PLAT "A", ROOSEVELT CITY SURVEY.

#1 - MAP OF THE EXTENSION OF PLAT "A", ROOSEVELT, UTAH COMPRISING PART OF THE NORTHWEST QUARTER OF SAID SECTION 22 AND IS ON FILE AT THE DUCHESNE COUNTY RECORDERS OFFICE. SAID PLAT SHOWS THE LAYOUT AND DIMENSIONS OF BLOCKS 2, 3, 10-11, 14-15, AND 22 ALL PART OF THE SAID EXTENSION OF PLAT "A".  
#2 - SURVEY PLAT FOR DARCEE LIRA PERFORMED BY JERRY D. ALLRED AND ASSOCIATES IN JULY OF 2000. SAID PLAT IS ON FILE AT THE DUCHESNE COUNTY SURVEYORS OFFICE AS FILE NUMBER 994.

4. THE ORIGINAL CORNERS OF THE BLOCKS ARE SHOWN HEREON. THESE CORNERS MAY BE THE CURRENT CORNERS OR THEY MIGHT HAVE CHANGED OVER TIME SINCE THE EARLY 1900'S. THERE ARE MULTIPLE INSTANCES OF PARTS OF STREETS BEING VACATED AND DEEDED TO ADJACENT LAND OWNERS.

5. THE DISTANCE ALONG THE CENTERLINE OF LAGOON STREET FROM STATE STREET TO 400 EAST IS AS SHOWN HEREON. LIKEWISE THE DISTANCE ALONG THE CENTERLINE OF 100 SOUTH STREET FROM STATE STREET TO 400 EAST IS ALSO SHOWN. BOTH OF THESE DISTANCES WERE TAKEN FROM THE ALLRED SURVEY PLAT MENTIONED IN NOTE #3.

6. THE SHARED EASEMENT FOR THE PARKING LOT IS TO HELP FACILITATE THE NEED FOR MORE PARKING STALLS AND TO HELP IN SHARING THE COST OF THE MAINTENANCE AND UPKEEP OF THE PARKING LOT. THE PARKING LOT WAS SPLIT ALONG THE LOT LINES OF THE SAID BLOCK 14, MEANING THAT IT IS NOT AN EVEN SPLIT.

7. THE SANITARY SEWER LINE EASEMENT SHOWN HEREON IS TO FACILITATE THE EXISTING SEWER LINE THAT WILL NOW CROSS ONTO ANOTHER PARCEL AND ALLOW THE SOUTH PARCEL ACCESS TO MAKE REPAIRS, UPGRADES, PERFORM MAINTENANCE, AND OTHER NECESSARY ITEMS NEEDED FOR THIS SEWER LINE TO REMAIN OPERATIONAL. ON THE OTHER PARCEL, THE SOUTH PARCEL, WILL BE RESPONSIBLE FOR THESE ITEMS ALONG THIS LINE FROM THE SOUTH BUILDING TO THE CONNECTION TEE LOCATED ON THE NORTH PARCEL. THE NORTH PARCEL WILL BE RESPONSIBLE FOR THESE ITEMS ALONG THIS LINE FROM THE WEST EDGE OF THE NORTH APARTMENT BUILDING TO THE PARCELS WEST BOUNDARY TO INCLUDE THE CONNECTION TEE.

## ROOSEVELT CITY PLANNING DEPARTMENT APPROVAL

APPROVED AS A LOT SPLIT SURVEY ON THIS 21 DAY OF August OF 2019.

Deanna B. Smith  
ROOSEVELT CITY PLANNING CHAIRMAN

## ROOSEVELT CITY COUNCIL APPROVAL

APPROVED AS A LOT SPLIT SURVEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2019.

CITY MAYOR \_\_\_\_\_ CITY RECORDER \_\_\_\_\_

## COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH } s.s.  
COUNTY OF DUCHESNE

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IS DULY RECORDED.

COUNTY RECORDER \_\_\_\_\_ FILE NUMBER \_\_\_\_\_

PREPARED BY:

**Jones & DeMille Engineering, Inc.**

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1907-385 FILE NAME: h:\jdp\proj\1907-385\dwg\1907-385 survey.dwg  
SURVEYED BY: T.W.G. DRAWN BY: T.W.G. UPDATED: 8/19/2019 PLOTTED: 8/21/2019

**AJ Rounds**  
**Lot Split Survey**

Roosevelt City, Duchesne County, Utah

Scale: 1" = 100'

County Surveyors File # 4296